

SUBDIVISION ANALYSIS

May 26, 2010

SV-1-2010

Tunkhannock Ave & Girard Street Vacation

2163 South 2700 West

BACKGROUND

Carlos Hernandez, is requesting a street vacation for all of Tunkhannock Avenue and a portion of Girard Street. The purpose for the street vacation will be to accommodate future development of the adjoining property owned by the applicant.

The streets mentioned in this application were platted as part of the Asbury Park Addition Subdivision recorded in September 1890. The proposed vacation will include all of Tunkhannock Avenue and that portion of Girard Street immediately to the east of the applicant's property. This is more particularly described as Block 21 of the Asbury Park Addition Subdivision.

The streets mentioned as part of this request have never been formally improved or used by the general public. Many streets within this subdivision have been vacated over the years. The vacation of these streets will increase property values and will better accommodate future development now being planned by Mr. Hernandez.

The vacated right-of-way will not adversely affect the adjacent property. During the approval process for the Kenworth Trucking business, the north half-width of Tunkhannock Ave and the east half-width of Girard Street were vacated. Vacating the remaining half-width will provide a common boundary between these two businesses.

According to City Ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

RECOMMENDATION

1. Approval of the street vacation plat.
2. Continue the application due to issues raised at the public hearing.